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| **Report Title:** | **Easter Bush Veterinary School and Masterplan** |
| **Issue Date:** | 28 February 2007 |
| **Client/Developer:** | University of Edinburgh |
| **Lead Designer:** | BDG McColl Architects |
| **Local Authority:** | Midlothian Council |
| **Location:** | Edinburgh |
| **Planning Ref.:** | 07/00091/FUL |
| **Details:** | Masterplan proposals for a new University of Edinburgh veterinary school campus at Easter Bush, Midlothian |

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## INTRODUCTION

This report relates to a planning application for a new veterinary school presented at an A+DS Design Review meeting held on 6th February 2007 in Edinburgh.

The project was presented by representatives of Derek Carter Associates, BDG McColl Architects, the University of Edinburgh and Reiach & Hall Architects.

The meeting was also attended by a representative of Midlothian Council Planning Department.

## A+DS VIEWS

### 1. General comments

We thank the project team for presenting their revised designs to A+DS. The project has developed significantly since it was previously reviewed and we are encouraged by the way in which the designs have progressed.

### 2. Easter Bush Framework Plan

2.1 Framework document

We commend the project team and the University of Edinburgh for responding to A+DS's previous concerns by developing a strong framework plan and landscape strategy for the campus. The framework helps to tie the Veterinary School into the site and will be critical in shaping the campus masterplan in terms of its public realm, movement patterns, landscape design and areas for future development. The incorporation of a 'central pedestrian spine', and the strengthening of the landscaped shelterbelt around the campus will further support this. We would suggest that a programme of planting throughout the campus, in advance of any planned development, would be advantageous in helping to establish the masterplan framework.

### 3. New Veterinary School

3.1 Landscape design

The landscape strategy demonstrates a thorough analysis of the site and its wider context. Views taken from a number of points out with the site provide a convincing argument for the strengthening of the existing shelterbelt as a way of mediating the building's impact on the surrounding landscape. We are less convinced, however, by the landscape designs for the application site and would encourage the landscape architects to simplify their approach.

3.2 Internal & external spaces

We welcome the considerable improvements that have been made to the designs of the school and its site. By establishing a context for the building, the project team have been able to respond to its surroundings in a positive way, resulting in more successful internal and external spaces. The suggested palette of materials and the building's height and its form helps to tie it in with the adjacent Small Animal Hospital and the wider context.

However, there is a danger that the building may appear too ‘corporate’ and we would encourage the project team to celebrate its architectural elements wherever possible.

3.3 Sustainability

We support the incorporation of a number of sustainable features within the design, such as a sedum roof, water attenuation and a biomass fuelled heating system, and we welcome the increased provision of natural light and ventilation into the scheme.

**CONCLUSION**

We support the revised designs and we welcome the improvements made to the project since previously reviewed by A+DS. We commend the project team and the University of Edinburgh on the development of a masterplan framework for Easter Bush, to provide a context within which the designs for the school have been developed and to act as a guide for any future expansion of the campus. The proposed landscaping of the site compliments the building design and appears well thought out and considered. We welcome the incorporation of sustainable features within the design.

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